

Unit 1, Lortas Road | New Basford | Nottingham | NG5 1EH

Rare opportunity to purchase a freehold warehouse/ industrial unit with two storey offices and yard

1,114.2m² (11,993ft²)

On a site of 0.38 acres

- Located to the southern side of Lortas Road
- Warehouse with two storey offices
- Secure yard/car parking
- Suitable for a variety of uses (subject to planning)



FOR SALE



Location



Gallery



Video



Contact



Location

The property is set just off Nottingham Road in New Basford and sits within moments access of Nottingham's Ring Road. Nottingham City Centre is located approximately 2.5 miles distance and J26 of the M1 is located approximately 6 miles distance. The property is well served by public transport sitting close to bus and tram routes.

Description

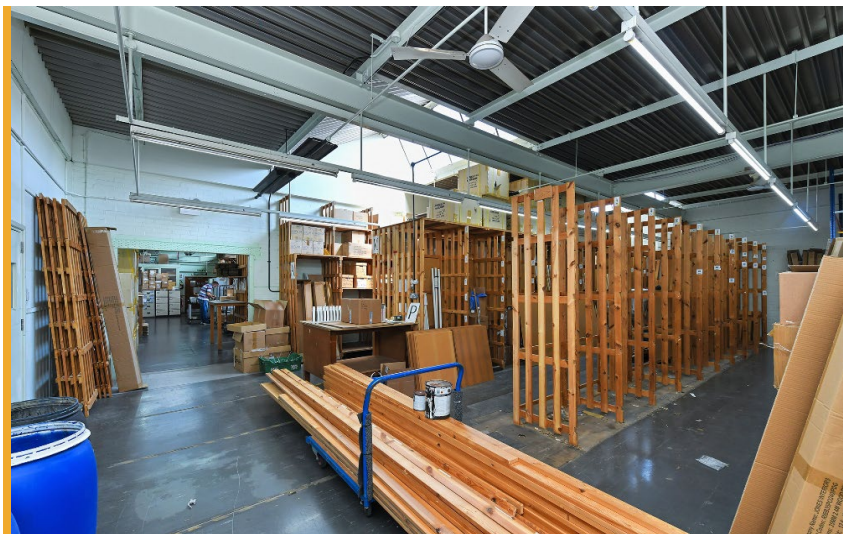
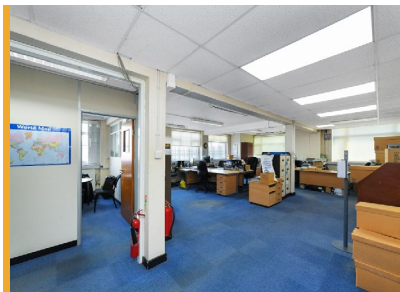
Located on a site of circa 0.38 acres (0.154 hectares) the property was probably built within the 1960s. Comprising two storey offices and to the rear single storey production space subdivided into a number of working areas.

The offices are cellular and gas centrally heated, having uPVC double glazing and comprising at ground floor level a reception, offices and storage with first floor cellular offices.

The production space is of brick and felt incorporating glazed north lights, being gas centrally heated and subdivided to comprise a former dye house, packaging and warehousing accessed by a single roller shutter door. The floor to ceiling height is circa 3.8m (12ft 6in).

There is ample external parking and goods vehicular access with the boundaries being secured and gated access onto Lortus Road.





Floor Areas

From measurements taken on site we calculate the following:

1,114.2m² (11,993ft²)

(This information is given for guidance purposes only)

Price

The property is to be sold freehold and we are quoting a price of:

£765,000

**(Seven hundred and sixty five thousand pounds)
(£63.79 per sq ft)**

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2023: £33,250

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with the local planning authority)

EPC

The EPC rating for the property is D/79.







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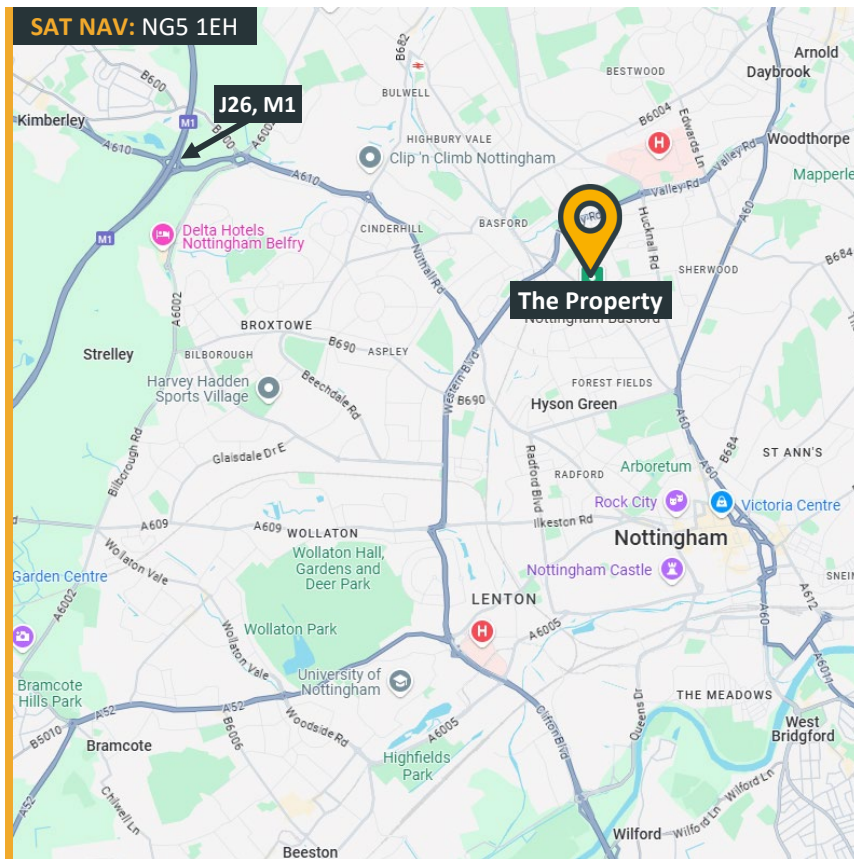


Video



Contact





VAT

VAT is applicable to the sale price due.

Identity Checks

In order to comply with the legal requirements of HMRC in relation to Anti-Money Laundering Legislation FHP will need to establish the identity of the proposed purchaser which may involve being asked to provide confirmation of their identity.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Anthony Barrowcliffe
07557 972008
anthony@fhp.co.uk

Steve Gillott
07887 787887
steve@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG
fhp.co.uk

30/05/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.